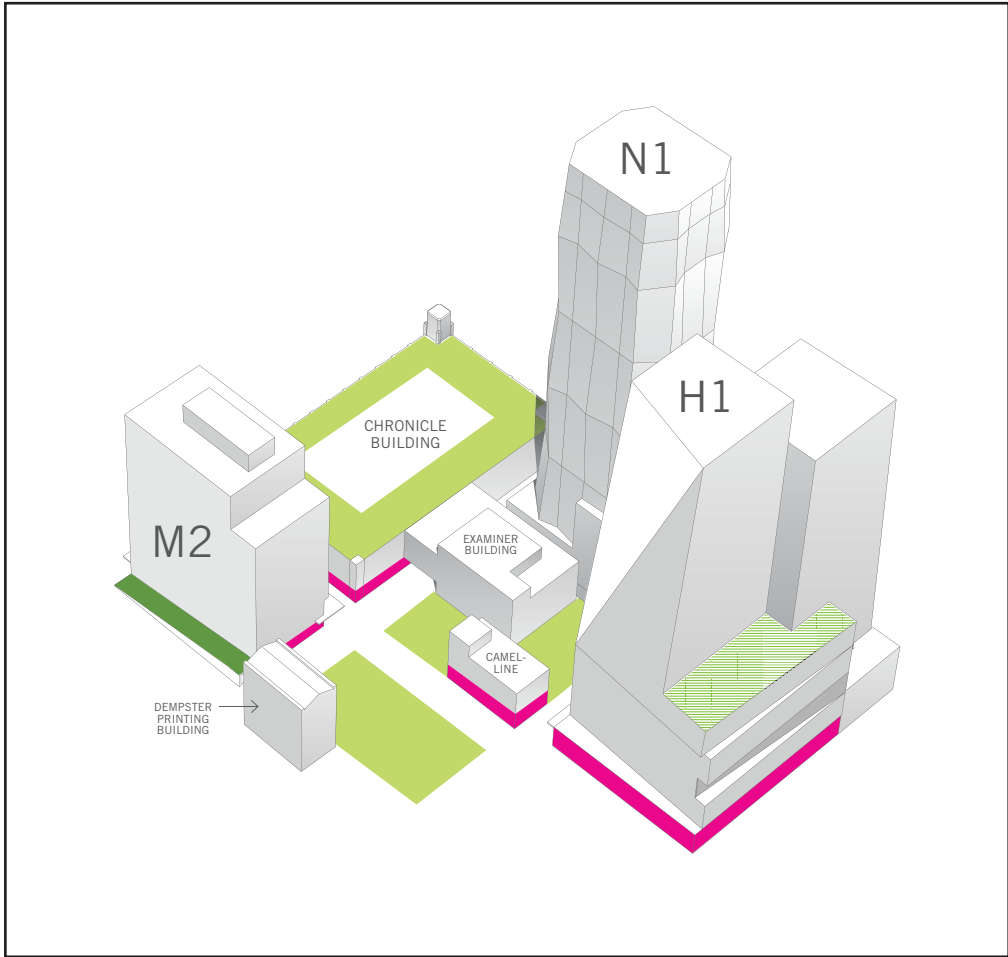
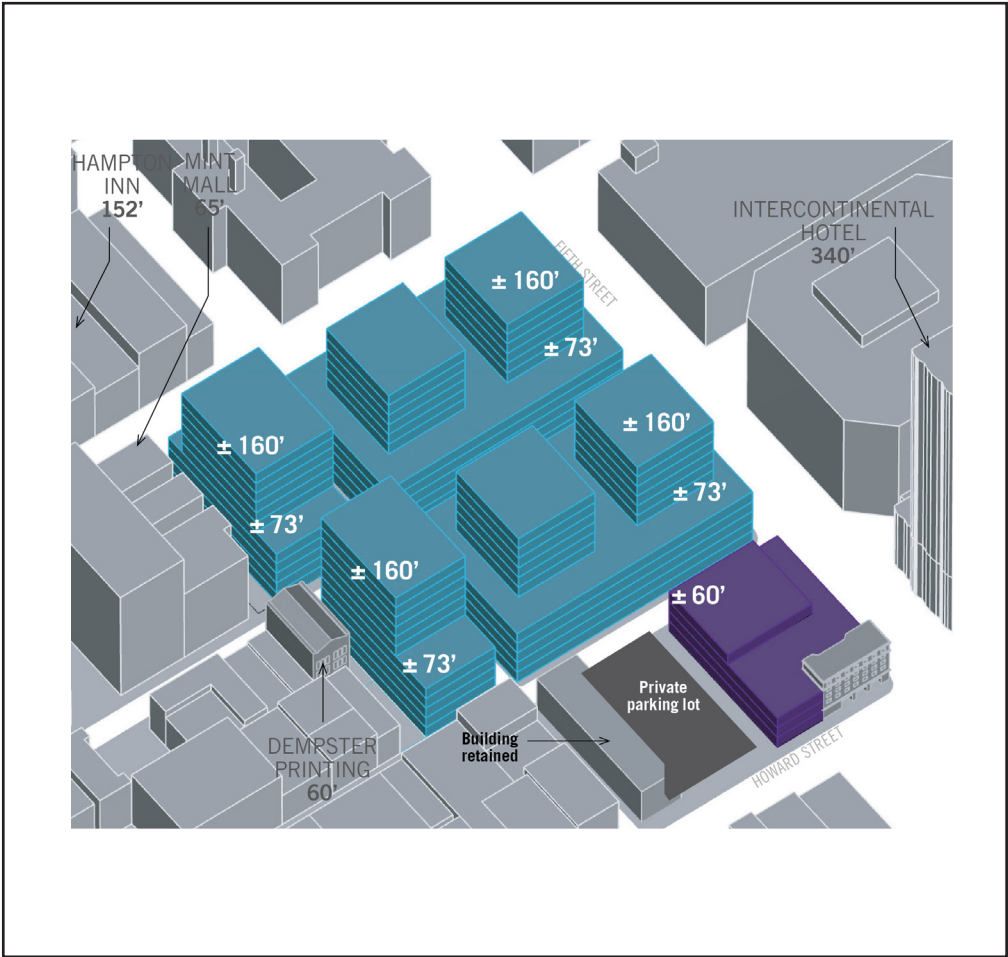


SCENARIO COMPARISON

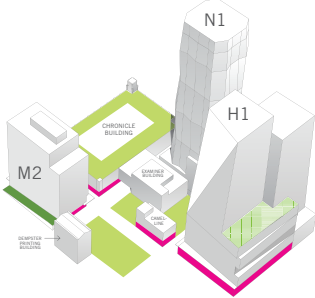
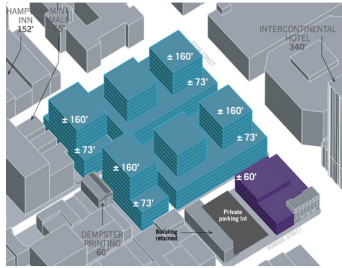


REVISED PROJECT WITH
DEVELOPMENT AGREEMENT



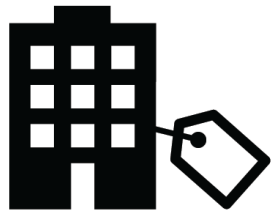
ASSUMED DEVELOPMENT
UNDER EXISTING ZONING

SCENARIO COMPARISON CHART

	<div></div> <div>REVISED PROJECT WITH DEVELOPMENT AGREEMENT</div> <div>650,000 sq. ft. office, 152,000 sq.ft. retail, 850,000 sq. ft. residential</div>	<div></div> <div>ASSUMED DEVELOPMENT UNDER EXISTING ZONING</div> <div>790,000* sq. ft. office; & 60,000 sq. ft. commercial</div> <div><i>*7.5 FAR assumes use of TDR</i></div>
Transit	\$ 8,883,058.00	\$ 11,832,700.00
Jobs Housing Linkage	\$ 15,217,476.00	\$ 18,983,700.00
Affordable Housing in-lieu fee	\$ 27,290,432.00	\$ 0.00
Art Fee	\$ 5,441,134.00	\$ 0.00 (assumes on-site art instead of fee)
Downtown Open Space fee	\$ 1,527,498.00	\$ 2,065,500.00
Childcare Fee	\$ 760,606.00	\$ 1,028,500.00
Schools Fee	\$ 2,641,726.00	\$ 330,650.00
TOTAL BASE FEES	\$ 61,761,930.00	\$ 34,241,050.00
5M Community Benefit Fee	\$ 11,795,210.00	\$ 0.00
TOTAL FEES	\$ 73,557,140.00	\$ 34,241,050.00

DIRECT PUBLIC BENEFITS		
On-Site Open Space	48,600 sq. ft. public open space; 26,100 sq. ft. ground level, 22,500 roof top	0 ground floor open space; 15,800 sq. ft. -roof top decks
Public Realm Improvements	Street trees, sidewalk widening, pedestrian safety improvements, midblock cross-walk, pedestrian only north Mary alley	Standard street and sidewalk improvements
Historic Building Retention	Preserves Chronicle, Dempster & Camelline Buildings - Contribution to the Old Mint	Preserves Dempster Building
New Market Rate Housing	631 units	0 units
Affordable Housing Totals	212 total units derived from: JHL + land dedication & in-lieu + on-site	75 units - JHL
Affordable Office	12,000 sq. ft. Dempster Building dedicated to non-profit arts & cultural uses	none

CENTRAL SOMA TARGETED PUBLIC BENEFITS



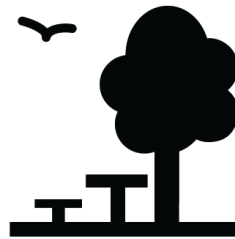
AFFORDABLE HOUSING

MAXIMIZE PRODUCTIONS
AND PROTECTION



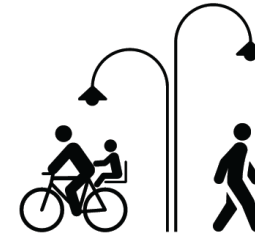
TRANSPORTATION

FUND IMPROVEMENTS TO
LOCAL AND
REGIONAL TRANSIT



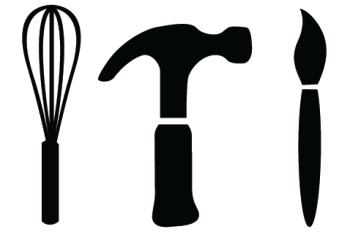
OPEN SPACE

ENSURE ACCESS TO
HIGH QUALITY OPEN SPACE
FOR ALL
RESIDENTS AND WORKERS



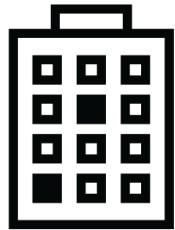
COMPLETE STREETS

MAKE EVERY STREET
PLEASANT AND SAFE FOR
BIKING AND WALKING



PRODUCTION/ DISTRIBUTION/ REPAIR (PDR)

ALLOW NO NET
LOSS OF PDR JOBS



NON-PROFIT OFFICE

CREATE
PROTECTED SPACE



COMMUNITY FACILITIES

ENSURE PROVISION OF
HEALTH CLINICS, SERVICE
PROVIDERS, AND ART
SPACES FOR A
GROWING COMMUNITY



HISTORIC PRESERVATION

FUND REHABILITATION
OF IMPORTANT
NEIGHBORHOOD AND
CITYWIDE RESOURCES



CHILDCARE

ENSURE PROVISION FOR
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ENVIRONMENTAL SUSTAINABILITY

BE AN
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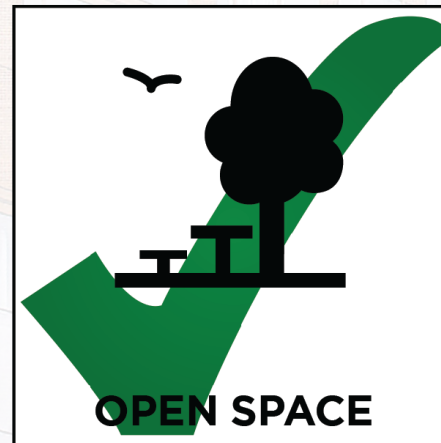
REVISED PROJECT WITH DEVELOPMENT AGREEMENT



**MAXIMIZE PRODUCTIONS
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**FUND IMPROVEMENTS TO
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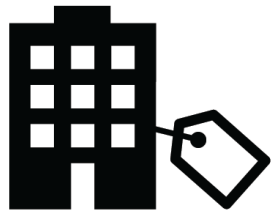


**ENSURE PROVISION FOR
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**BE AN
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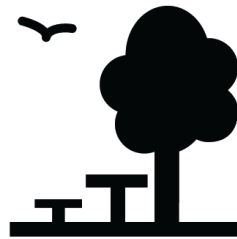
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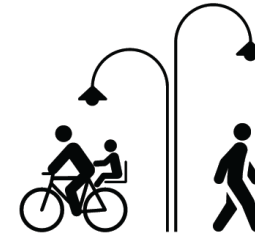
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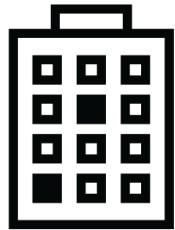
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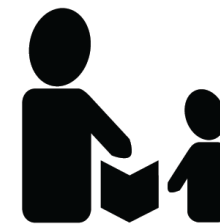
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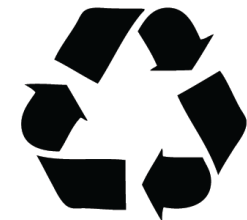
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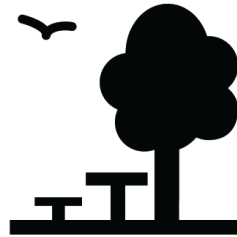
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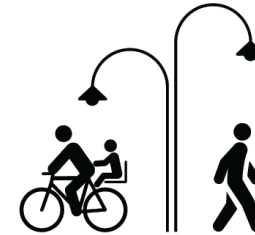
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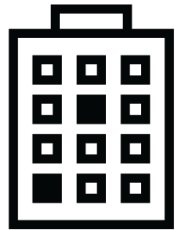
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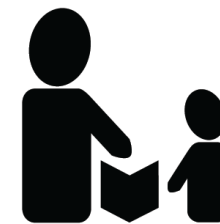
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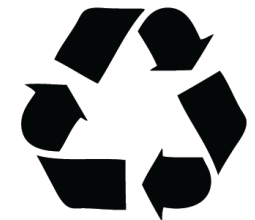
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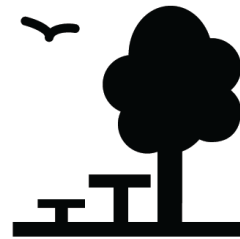
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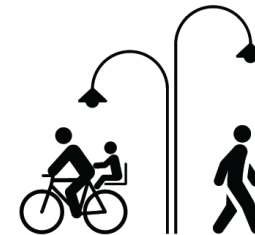
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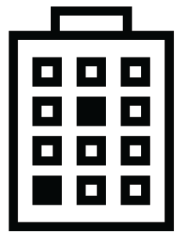
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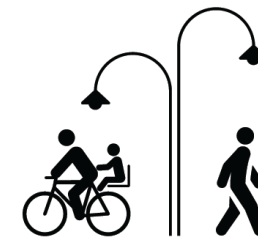
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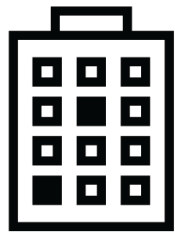
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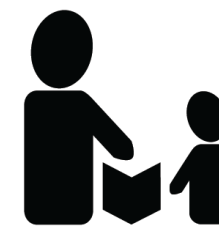
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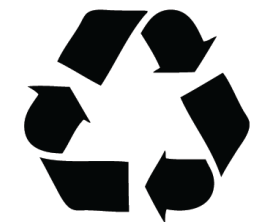
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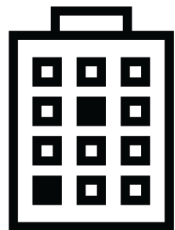
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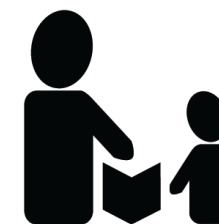
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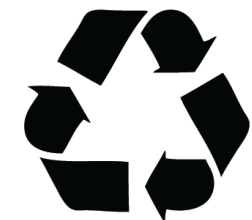
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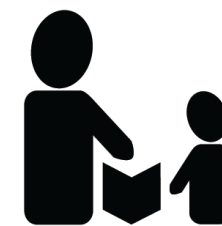
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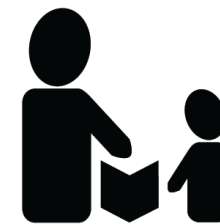


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